

NOTICE OF TYPE II DEVELOPMENT REVIEW APPLICATION

(Form DS1300)



The Department of Community Development has received an application for development review, as described below. This application is subject to public notice and administrative review (no public hearing) conducted pursuant to Clark County Code (CCC) Section 40.510.020 and applicable code sections as listed below.

Project Name: **KENNEDY LOT 27 SHORT PLAT**

Case Number: **PLD2004-00064**

Location: 9507 NE 47th Avenue

Request: The applicant is requesting to short plat an approximate 12,020 square foot parcel into 2 single-family residential lots located in the R1-6 zone district.

Applicant: Kimball Hill Homes
6014 NE 124th Court
Vancouver, WA 98682
(360) 546-5357; (360) 546-5365
E-mail: shale@khhcorp.com

Contact Person: Same as applicant

Property Owner: Same as applicant

Staff Contact: Dan Carlson ext. 4499

Neighborhood Contact: NE Hazel Dell Neighborhood Association
Bud Van Cleve, President
1407 NE 68th Street
Vancouver, WA 98665
(360) 695-1466
BSVANC@aol.com
dballou@pacifier.com

Legal Description of Property: (Parcel Number 97661-054) Northeast Quarter of Section 01, Township 2 North Range 1 East of Willamette Meridian

Plan/Zone Designation: R1-6

Approval Standards/Applicable Laws:

Clark County Code Chapters: Title 15 (Fire Protection); Title 24 (Public Health); 40.220.010 (Single-Family Residential Districts); 40.350 (Transportation); 40.350.020 (Transportation Concurrency); 40.370.010 (Sewerage Regulations); 40.370.020A (Water Supply); Chapter 40.380 (Storm Water Drainage and Erosion Control); 40.540.030 (Short Plat); 40.610 (Impact Fees); and RCW 58.17.110.

Application & Fully Complete Date:

Application Filed: July 23, 2004
Fully Complete: August 17, 2004

Timelines/Process:

Decisions on Type II Applications are made within 78 calendar days of the Fully Complete Review date (noted above), unless placed on hold for the submittal of additional information. Information regarding this application can be obtained by contacting at **Dan Carlson (360) 397-2375, Ext. 4499** at the Clark County Development Services Division, 1300 Franklin Street, Vancouver, Washington. Office hours are from 8:00-5:00 p.m., Monday through Friday.

Public Comment:

The public is encouraged to comment on this proposal. Comments received by the closing date noted below will be considered in the staff report. This notice is intended to inform potentially interested parties about the application and invite written comments regarding any concerns.

Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

Please address your comments to:

Attn: Dan Carlson

**Public Service Center
Department of Community Development
1300 Franklin Street
P.O. Box 9810
Vancouver, WA. 98666-9810
Phone: (360) 397-2375; Fax: (360) 397-2011
Web Page at: <http://www.clark.wa.gov>**

Or contact dan.carlson@clark.wa.gov

Date of This Notice: August 27, 2004

**Closing Date for Public Comments:
September 10, 2004**